
RECORD OF PROCEEDINGS

**Minutes of the Meeting
Of the Design Review Committee of the
Cotton Ranch Homeowners' Association
August 21, 2019**

A Meeting of the Design Review Committee of the Cotton Ranch Homeowners' Association, Eagle County, Colorado, was held August 21, 2019. The meeting was held at the Creekside Grill, Cotton Ranch Road, Gypsum, Colorado, in accordance with the applicable statutes of the State of Colorado.

Attendance

The following Directors were present and acting:

- Chris Bystrom
- Karl Gunzelman

Also in attendance were:

- Leah KS Mayer
- Lin Gunzelman
- John Martin
- Steve Sandoval
- Isabella Sandoval
- Kathleen Zepeda
- Kim McGee
- Kyla Marsh
- Bobby Ladd
- Victor Roacho
- Claudia Roacho
- Manny Torres
- Bob Rulon

Call to Order

The Meeting of the Design Review Committee of the Cotton Ranch Homeowners' Assoc. was called to order at 6:00 p.m.

Minutes

The Committee reviewed and approved the minutes of the July 17, 2019 DRC meeting.

**Minor Landscape Alteration – 35A Black Bear
Margaret Walinsky; Owner**

A deck extension in the common area of the sub-HOA of the Village of Cotton Ranch was discussed. The applicant has provided information showing the deck will be outside of the property boundary.

The committee has no objections to this deck but agree that the sub-HOA must approve the deck in common space.

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Upon a motion duly made and seconded, it was unanimously

RESOLVED to approve this deck application at 35A Black Bear with the condition above on this 21st day of August, 2019.

New Home – 87 Black Bear, Lot 1a

John G Martin; Architect, Marcela Sandoval; Owner

This new home was reviewed for preliminary design. The home and lot are staked on site.

This home is in the sub-HOA of the Village of Cotton Ranch. Setbacks and site coverage do not apply to homes in this area. Roof overhangs cannot extend over the property lines. The applicant has reviewed irrigation system requirements with Chris Meister.

The building height and grading were not reviewed at this meeting.

The hardship of this lot in relation to the road provides for a very short driveway. The committee will allow a variance up to 16 feet for the driveway width at the road.

The committee members noted that the home is contextual and well designed for the neighborhood.

The metal roof and roof slopes lower than 5:12 were discussed and approved as long as the roof has a matte finish. The colors and materials presented were acceptable. Wood siding will be stained. Transitions between materials were discussed. Materials without a clear transition are not preferred. The north elevation is flat and will be broken up by changes in materials instead of plane. 25% of stone should be provided on the home and noted on the drawings. The procedure for a mock-up during construction was discussed.

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Chimney & direct vent guidelines were discussed. The applicant will decide which to use and present at the next review.

Upon a motion duly made and seconded, it was unanimously

RESOLVED to approve the preliminary design for the new home at 87 Black Bear on this 21st day of August, 2019.

New Home – 300 Red Fox Drive, Lot 98 Bobby Ladd; Architect, Kyla Marsh; Owner

This new home was reviewed for preliminary design. The home was staked on site and the location was acceptable. A survey with adjacent home locations shown was waived.

Grading was reviewed and swales should be added for drainage along the property lines. The driveway was discussed and the width at the street, without flare, must be 12 feet. Gravel along the sides was suggested. Quantities and sizes of landscaping should be provided on the drawings for future review.

The roof overhangs cannot be in the setbacks. This was discussed with the applicant as a guideline that is currently being adhered to. The roofs are all below 5:12 and this is not acceptable. The flat roof at the front entry was acceptable.

The elevations, colors and materials were discussed. The committee members were split on these. Chris B believed that the elevations were acceptable but the color contrast was too harsh. Karl does not like the design, thinks it is too modern, not homogenous with the neighbors and wants a standard transition of materials from the base to the roof. He prefers earth tone colors and not the dark and light contrasting colors presented. Neither Chris nor Karl approve the blue color.

Siding material must be wood and not a cementitious material. The architect wants to suggest a product that has a wood appearance but is a composite material and will present it at the next meeting. Karl prefers wood front entry and garage doors.

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Chimney & direct vent guidelines were discussed. The applicant will decide which to use and present at the next review.

The committee was split on a vote for preliminary approval. It was decided to table this decision and get feedback on revised elevations via email to the DRA and committee. The applicant may present for preliminary and final approval at the next scheduled meeting.

Upon a motion duly made and seconded, it was unanimously

RESOLVED to table the preliminary design for the new home at 300 Red Fox Drive on this 21st day of August, 2019.

New Home – 301 Black Bear Manuel Torres; Owner

The draft letter for compliance was presented. L.Mayer had reviewed the open items on site prior to the meeting. The applicant had completed all items presented in the draft letter. The committee agreed that approval could be given for those items.

Karl wants to hold the entire compliance deposit until all landscaping has been installed per the approved heights. He suggested not returning half of the deposit due to the landscape tree sizes.

Upon a motion duly made and seconded, it was unanimously

RESOLVED to approve the first compliance approval for the new home at 301 Black Bear on this 21st day of August, 2019.

New Home – 161 Black Bear, Lot 8 Victor Roacho; Owner; Kim McGee, Architect

The architect presented a revised gable roof form at the front entry. Manny & Claudia were not present when the project was

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reviewed. Per previous meetings, final approval was given with conditions and this was the final item outstanding. Karl would not approve since he does not approve of the overall design. Chris approved the change. It was decided that the new elevation will be sent out via email to the other members for a vote.

At the end of the meeting, Manny & Claudia returned with Kim to review the committee decision. They expressed their frustration with the process that this home had final approval with conditions, which they felt they have met and the committee now will not approve.

Upon a motion duly made and seconded, it was unanimously

RESOLVED to table the final review for the new home at 161 Black Bear on this 21st day of August, 2019.

Compliance Review 175 Whitetail

The committee reviewed and approved the final compliance for this application.

Upon a motion duly made and seconded, it was unanimously

RESOLVED to approve the final compliance for the repainted front & garage doors at 175 Whitetail on this 21st day of August, 2019.

New Business

In a sidebar conversation during the regular meeting, Karl mentioned that the HOA Board has determined that the number of DRC members cannot be changed from the current 3 members with a quorum of 2.

He also stated that a standard color palette will be approved at the November HOA Board meeting.

L.Mayer reviewed the fences at 290 Whitetail on a recent site visit. It was her understanding during the discussion at a

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previous meeting that there was only 1 fence section installed and approved. There are 3 fence sections currently built. The committee agreed that the 2 sections at the corners of the lot (@ right angles) can remain and the single section near the house should be removed. A “no trespassing” sign has been installed at the pond edge on Red Fox. This sign is not allowed. L.Mayer will contact Richard Ste. Marie regarding these items.

245 Red Fox has requested new paint on their home and L.Mayer will send an email regarding this.

Public Comment

Bob Rulon is a neighbor of 161 Black Bear and came to express his interest as an adjacent home owner. He is against roof overhangs extending over the setbacks, rear yards that are too small and that his view corridor may be blocked. He came to the meeting reluctantly because he does not believe his best interests are being served or his investment is being protected by the committee except for Karl.

Lin G. agreed with Bob regarding the protection of investment. She agreed with the neighbor petition from last year that wants to protect the traditional appearance of homes in Cotton Ranch.

Consent Agenda

340 Black Bear (new pergola) was reviewed prior to this meeting via email.

Adjournment

Upon motion duly made and seconded, it was unanimously

RESOLVED to adjourn the meeting of the Cotton Ranch Homeowners' Association Design Review Committee this 21st day of August, 2019.

Respectfully submitted,
Leah KS Mayer, Secretary for the meeting